

STATE PROPERTIES COMMITTEE MEETING

TUESDAY, DECEMBER 4, 2012

The meeting of the State Properties Committee was called to order at 10:02 a.m. by Chairman Ronald N. Renaud. Attendance of the members was taken by roll call and the following members made their presence known: Robert K. Griffith representing the Rhode Island Department of Administration; Richard Woolley representing the Rhode Island Department of Attorney General; Michael Goldberg representing the Rhode Island Office of the General Treasurer, Ex-Officio Member. Others in attendance were Anthony Robinson from the State of Rhode Island General Assembly; Robert Paquette, Lisa Primiano, Terri Bisson and Michelle Sheehan from the Rhode Island Department of Environmental Management; David Burnett from the Rhode Island Department of Human Services/Executive Office of Health and Human Services; John Ryan from the Rhode Island Department of Administration; Laurie Di Orio from the Rhode Island Department of Human Services/Office of Rehabilitation Services; Linda Ward from Opportunities Unlimited.

Chairman Renaud stated for the record that the State Properties Committee did

have a quorum present.

ITEM A – Department of Transportation – A request was made for approval of and signatures on a License Agreement, by and between

the Department of Transportation and the Steven A. Ferri Life Est. to allow the applicant to utilize approximately 1,500 square feet of state-owned property within the right-of-way of the East Bay Bicycle Path located in proximity to 4 Locust Terrace in the Town of Warren. Item A is deferred to the December 18, 2012 meeting of the State Properties Committee per the request of the State Properties Committee.

ITEM B – Department of Environmental Management – A request was made for approval of and signatures on two (2) License Agreements, by and between the Department of Environmental Management and Special Olympics Rhode Island (the “Olympics”) to allow the Olympics to hold two (2) Penguin Plunge fundraising events with food and vendors at Roger Wheeler State Beach on Tuesday, January 1, 2013, and at Goddard Memorial State Park on Sunday, March 10, 2013. Mr. Paquette explained that this event was historically held in the Town of Jamestown; however, last year the venue was changed to Captain Roger Wheeler State Beach due to traffic and access issues. Mr. Paquette indicated that the primary reasons the Olympics prefer to hold the event at Captain Roger Wheeler State Beach are because of its location, the amount of available parking and the beach’s easy access. Mr. Paquette noted that the Department’s duties relative to this event are minimal; the Olympics handle nearly all aspects of this event on their own. In addition to use of the beach, Mr. Paquette stated that this year the Olympics is also seeking approval to allow vendors to sell food, T-shirts and similar types of merchandise. The event at Goddard Memorial Park is sponsored by

the local police and fire departments and will be held on March 10, 2013. The two events are very similar although the Goddard Memorial Park event is much smaller than the event held at Roger Wheeler State Beach. Mr. Paquette stated that since Hurricane Sandy, Roger Wheeler State Beach has been cleared of all debris and all safety issues have been addressed by the Department. However, the participants have been advised to wear water shoes due to sand erosion caused by the storm. Mr. Paquette indicated that subject to the Committee's approval, the Olympics will secure the appropriate insurance coverage and provide the required certificates of insurance and endorsements to the Department well in advance of the event dates. Mr. Paquette noted that over the years, the Department has worked with the Special Olympics many times and has never experienced any problems. Mr. Griffith noted that there would be volunteers assisting at said events and asked if the volunteers will be covered under the insurance policy secured by the Special Olympics. Mr. Paquette indicated that all volunteers will be covered under the Olympics' insurance policy. A motion to approve, subject to the submission of the appropriate Certificate of Insurance and Endorsement, by Mr. Woolley and seconded by Mr. Griffith.

Passed Unanimously

ITEM C – Department of Environmental Management – A request was made for approval of and signatures on an Indenture of Lease, by and between the Department of Environmental Management and Jes Santos for the caretaker's residence located at Perryville Fish Hatchery in the Town of South Kingstown (Wakefield). Ms. Bisson

noted that the Perryville Fish Hatchery (“Perryville”) is the smallest of the four fish hatcheries owned by the Department. Ms. Bisson noted that the property encompasses twelve (12) acres of land and annually stocks approximately 30,000.00 fish. Ms. Bisson explained that Mr. Santos has been employed by the Department since 2001, and has occupied the Perryville caretaker’s residence since 2007. Under the terms and conditions of the Indenture of Lease, Mr. Santos will pay a rental fee of \$5,580.00 per year via payroll deductions in biweekly installments. Ms. Bisson indicated that Mr. Santos is required to respond to all emergency situations associated with the hatchery to ensure that the fish are safe and the equipment is operating properly on a twenty-four (24) hour basis. Mr. Santos will maintain the appropriate insurance coverage throughout his tenancy as required by the Department and in accordance with the Indenture of Lease. A motion was made to approve by Mr. Griffith and seconded by Mr. Woolley.

Passed Unanimously

ITEM D – Department of Environmental Management – A request was made for approval of and signatures on a Deed to Development Rights over thirty (30) acres of farm land located along Plainfield Pike in the Town of Johnston; known as Pezza Farm. Ms. Sheehan stated that the Purchase and Sale Contract was previously approved and executed by the State Properties Committee on or about February 28, 2012. The purchase price for said Development Rights is \$1.2 million dollars. Ms. Sheehan stated that the State’s total contribution is \$271,000.00; the remaining balance will be satisfied via contributions

from the NRCS through its Farm and Rangeland Protection Program, The Nature Conservancy and the Champlin Foundation. Chairman Renaud asked if the cost per acre for this land is consistent with comparable properties acquired by the Department. Ms. Sheehan explained that because the subject property is in close proximity to the land fill, the industrial uses allowed in this zone are some of the most flexible in the State. As such, the opportunity for businesses to purchase land and locate facilities in this area is in great demand. Ms. Sheehan explained that as a result of the lenient zoning restrictions in the vicinity, the appraised value of the subject property is higher than it would normally be for land located in this type of area. Chairman Renaud questioned whether the Department is confident that its decision to purchase Development Rights over farm land situated in close proximity to the land fill is prudent. Ms. Sheehan noted that Pezza Farm is actually located at the beginning of a protected region along Plainfield Pike. The farm is surrounded by other protected farm land and is situated within the Scituate Watershed. Chairman Renaud clarified that the subject property does not abut the land fill. Ms. Sheehan stated that Pezza Farm does not abut the land fill. A motion to approve was made by Mr. Woolley and seconded by Mr. Griffith.

Passed Unanimously

ITEM E – Executive Office of Health and Human Services – A request was made for approval to initiate a Request for Proposals (“RFP”) for purposes of identifying suitable office space for the Executive Office of Health and Human Services. Mr. Burnett explained that the

Executive Office of Health and Human Services (the “OHHS”) is currently spread over three (3) separate buildings within the Pastore Complex. Mr. Burnett stated that this arrangement has proved to be operationally inefficient for the agency. Mr. Burnett indicated that OHHS has attempted to identify suitable available space within the Pastore Complex, but has not been able to identify a facility large enough to accommodate its needs. Mr. Burnett explained that OHHS originally believed that the Virks Building was its best option; however, the build-out cost would have been somewhere between nine (9) and twelve (12) million dollars. In the absence of available State-owned office space, OHHS is seeking permission to issue an RFP to solicit bids for a facility in Providence or the surrounding area that would accommodate the agency’s two hundred fifty (250) employees. Mr. Griffith asked if the OHHS is seeking to rent space or to purchase a facility. Mr. Burnett stated that the OHHS is hoping to find a facility to rent. Mr. Burnett explained that the federal government will contribute fifty (50%) percent toward any rental fee incurred by OHHS and often contributes as much as sixty-five (65%) percent of their rental expense. A motion to approve was made by Mr. Griffith and seconded by Mr. Woolley.

Passed Unanimously

ITEM F – Rhode Island Emergency Management Agency (“RIEMA”) – A request was made for permission to issue a Request for Information (“RFI”) / Request for Proposals (“RFP”) for purposes of identifying suitable properties to house an RIEMA facility. There being no representative to present the aforementioned request on

RIEMA's behalf, a motion was made to table Item F to a future meeting of the State Properties Committee was made by Mr. Woolley and seconded by Mr. Griffith.

Passed Unanimously

ITEM G – Department of Administration – A request to discuss the current forms, policies and procedures of the State Properties Committee. Ms Primiano indicated that immediately following today's meeting, she and John Ryan would be meeting to exchange ideas concerning ways in which the current forms could be cleaned up and the procedures streamlined to make it easier for all agencies to navigate their way through the process. Ms. Primiano stated that once their ideas were organized and put in writing, she and Mr. Ryan would return to the Committee to make a formal presentation. Chairman Renaud invited all agencies to submit any suggestions regarding how to improve the existing forms and procedures, in writing, for review and consideration by the Committee. Once the Committee has had an opportunity to review and discuss all suggestions, a request for a public discussion to identify the best ways to improve the existing forms, policies and procedures will be posted on the State Properties Committee's agenda.

There being no further business to come before the State Properties Committee, the meeting was adjourned at 10:22 a.m. The motion to adjourn was made by Mr. Griffith and seconded by Mr. Woolley.

Passed Unanimously

Holly H. Rhodes, Executive Secretary